



NOTICE OF PUBLIC HEARING

PURSUANT TO ARS Sections 39-204 & 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARING in the Town of Gilbert, Arizona, relating to the following requests for changes in land use regulations:

Z12-26/S12-08 - Amend Ordinances No. 1900, 2179, 2195, 2304 and 2413 to rezone approximately 35 acres of real property generally located north of the northeast corner of Recker and Williams Field Roads (Cooley Station PAD, Parcels 12 and 13) from approximately 14 acres of Single Family Detached (SF-D) and 21 acres of Multi-Family Low zoning districts, all with a Planned Area Development overlay zoning district to approximately 8 acres of Multi-Family Medium and 28 acres of Single Family Detached (SF-D) zoning districts, all with a Planned Area Development overlay zoning district as shown on the exhibit (map) which is available for viewing in the Planning and Development Services Office, and to amend conditions of development in the Cooley Station Planned Area Development (PAD) as follows: reduce rear setback and separation between buildings for the Multi-Family Medium parcel and retain the existing conditions of development for the Single Family Detached (SF-D) zoning districts. The effect of this rezoning will be to conform the zoning districts to the General Plan land use categories for parcels 12 and 13 of the Cooley Station PAD and to increase lot coverage in the multi-family area; and

B) Preliminary Plat and Open Space Plan for Fincher Fields for 216 home lots (Lots 1-216) on approximately 27 acres of real property located north and east of the northeast corner of Recker and Williams Field Roads in the Single Family Detached zoning district with a Planned Area Development (PAD) Overlay zoning district.

The applications and project files may be viewed by the public Monday through Thursday, 7:00 am to 6:00 pm at the Town of Gilbert, Planning and Development Services office located at 90 East Civic Center Drive, Gilbert, AZ. Written comments may be sent to Town of Gilbert, Planning and Development Services, 90 East Civic Center Drive, Gilbert, AZ 85296. Written comments may also be submitted at the public hearing. Any interested person may appear and be heard at the following public hearing:

The Town Council will hold a public hearing and discussion on Zoning matters set forth above, and may vote to approve, approve with conditions, or deny the requests set forth above at its meeting on:

**Town Council: Thursday, May 2, 2013 at 7:00 p.m.
Gilbert Municipal Center, Council Chambers, 50 East Civic Center Drive, Gilbert, AZ**

Catherine A. Templeton, Town Clerk